



Sunset City Corporation

200 West 1300 North, Sunset City, Utah 84015

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PLANNING
COMMISSION:

Laura Penman
Scott Stevenson
Mike Rigley
Judy Justice
Mike Hartwick

SUNSET CITY PLANNING COMMISSION MEETING AGENDA

AMENDED

Sunset City Hall

Thursday, September 11th, 2025

6:30 pm

PUBLIC NOTICE IS HEREBY GIVEN that the Sunset City Planning Commission will hold a meeting on September 11, 2025 at Sunset City Hall, 200 W. 1300 N. Sunset, Utah. Said meeting will begin promptly at 6:30 p.m. If you have information or items for the Board's consideration, it is necessary that the information is furnished at least 10 business days prior to the scheduled meeting to give the needed time to study your request. The agenda shall be as follows:

A. WELCOME & ROLL CALL

B. PUBLIC COMMENT

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please limit your comments to three minutes per person. Please note that no action(s) will be taken during public comment.

C. PUBLIC HEARING

1. Public Hearing: To Solicit Input from Sunset City Residents in regards to removing Strategy #4 – Amend land use regulations to allow for single room occupancy developments – from Section 4.6 Moderate Income Housing Element of the General Plan

D. CONSENT AGENDA

2. Approval of Minutes – August 14, 2025

E. ACTION ITEMS

3. Consider and Recommend to City Council Variance to allow Sunset Mixed-Use (1300 North) to Use Alternate Materials
4. Consider and Recommend to City Council Amendment to Land Use Approval to allow Sunset Mixed-Use (1300 North) to Permit One Additional Residential Unit per Building
5. Discuss External Accessory Dwelling Units and Recommend to City Council
6. Discuss Short Term Rentals and Recommend to City Council
7. Planning Commission Training: Your Land Your Plan, Modules 5-8 – Time: 25 Minutes – Materials: ULCT Your Land Your Plan Online Curriculum

F. REMARKS/GENERAL UPDATES

8. Planning Commission
9. City Staff

G. ADJOURNMENT

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should contact the Sunset City Office at 801-614-9102 at least three days prior to the meeting.

Certificate of Posting and Notice

I, Sarah Markel, certify that I am the Deputy Recorder of Sunset City, Utah and that the foregoing Planning Commission Agenda was posted on this 5th day of September, 2025 at the following locations: the bulletin board at Sunset City Hall, on the Utah Public Meeting Notice Website at <http://www.utah.gov/pmn>, on the City website at <http://www.sunsetut.gov/>, emailed to local newspapers and delivered to each Commission Member.

Sarah Markel, Deputy City Recorder

PLANNING COMMISSION SUPPORTING DOCUMENTS

For supporting documents for 09/11/2025, please visit the following link:

https://drive.google.com/drive/folders/1wbICpUIJQ-vPhZ6HeaiYuCuet1Uwjfmu?usp=drive_link